

MINUTES OF THE  
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS  
MEETING HELD ON APRIL 3, 2006  
(Approved April 17, 2006)

The Board of Supervisors held their regular monthly meeting on Monday, April 3, 2006. Present for the meeting were supervisors Robert Preston, W. Atlee Rinehart, Timothy Roland, and Rosemarie C. Miller. Also, in attendance were Casey LaLonde, Township Manager, John A. Koury, Jr., Township Solicitor and Brady Flaharty of ARRO Consulting, Inc. Mr. Preston called the meeting to order at 7:00 p.m.

**1. MINUTES**

Minutes of March 13, 2006

Mr. Roland moved to accept the minutes of the March 13, 2006 zoning meeting as presented. Mr. Rinehart seconded the motion. The motion carried with a 3-0-1 vote. Mrs. Miller abstained due to her absence at the March 13, 2006 zoning meeting.

Minutes of March 20, 2006

Mr. Rinehart moved to accept the minutes of the March 20, 2006 workshop meeting as amended. Mrs. Miller seconded the motion. The motion carried with a 4-0-0 vote. Amendments being under subheading, Public Comments, correct spelling of Mr. Fogal's name and under the subheading, Additional Items Brought Before the Board, in the second paragraph note that the Township Solicitor noted the arbitration issue with the electrical contractor and in the last paragraph note that Mr. Preston made note of the EDU agreement and the next scheduled North Coventry Municipal Authority meeting.

Minutes of March 27, 2006

Mr. Rinehart moved to accept the minutes of the March 27, 2006 zoning meeting as amended. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote. Amendments being in the first paragraph note that Mr. Coine is a member of the Zoning Hearing Board and add Mr. Lance Parson and Ms. Gail Brown as attendees, under subheading, Zoning Ordinance Discussion, add "modified to East Coventry Township standards" to the end of Item 13.

**2. PUBLIC COMMENTS**

A resident of Earl Drive questioned the status of the Earl Drive stormwater project. Mr. Preston noted that the township received a \$50,000 grant for such project and the Township Engineer noted that an updated report would be available at the April 17, 2006 workshop meeting.

Mr. Roger Kolb thanked East Coventry Township for allowing their employees to participate during daytime hours to assist the Fire Department on calls. Mr. Kolb noted that the Fire Company experienced difficulties on their first call to Coventry Glen at Rinehart Road and Brower Lane. Cars parked on the sides of the road and in cul-de-sacs caused emergency vehicle accessibility issues. It was recommended the parking ordinance be modified to allow for police enforcement.

Mr. Walter Woessner noted a procedural issue with a recently received plan that requires zoning relief and a conditional use. The Township Solicitor noted that the proper procedure is to accept the plan for review and provide comment.

Ms. Gail Brown inquired about the status of the Fricks Locks Village repairs. It was noted the issues are being addressed.

A resident of Pheasant Lane noted concerns of garbage and dirt coming from the Coventry Glen development site. Mr. Preston recommended the developer spray water to keep the level of dirt low.

### **3. REPORTS**

#### Reports from Various Departments and Committees

It was noted the Pottstown Metropolitan Regional Planning Committee discussed the traffic, housing, emergency, etc. impacts the proposed casino in Limerick will have on the surrounding communities. A letter is being drafted by the Regional Planning Committee to address such issues and it was noted the Board of Supervisors should make a decision at the April 10, 2006 zoning meeting regarding a position on the casino issues.

Mr. Roland moved to approve the reports from various departments and committees, the fund balances report, the Code Inspections, Inc. log, the budget summary report and the \$1M loan expenditures report. Mr. Rinehart seconded the motion. The motion carried with a 4-0-0 vote.

#### Fund Balances Report

| <b>Fund</b>             | <b>Checking</b> | <b>Money Market</b> | <b>CDs</b> | <b>Total</b>        |
|-------------------------|-----------------|---------------------|------------|---------------------|
| General                 | \$17,224.16     | \$38,922.59         |            | \$56,146.75         |
| Capital Reserve         |                 | \$21,473.21         |            | \$21,473.21         |
| Highway Aid             | \$58.40         | \$300.00            |            | \$358.40            |
| Sewer Fund              | \$1,600.00      | \$24,218.48         |            | \$25,818.48         |
| Traffic Impact Fee Fund | \$259.48        | \$267,738.87        |            | \$267,998.35        |
| Police Safety           | \$3,316.50      |                     | \$2,500.93 | \$5,817.43          |
| Water Users             | \$3,082.68      |                     |            | \$3,082.68          |
| <b>TOTAL</b>            |                 |                     |            | <b>\$380,695.30</b> |

#### **4. SUBDIVISION AND LAND DEVELOPMENTS**

Project: Eckhart Subdivision Applicant: Brandie-Layne Associates, Inc.  
Mr. Bill Hess of Brandie-Layne Associates, Inc. and residents of Brandie Layne Court were present. There was a brief discussion regarding the bus pad at Brandie Layne Court. The residents expressed maintenance and liability concerns of the bus pad. Mr. Rinehart moved to require the bus pad as recommended by the East Coventry Township Planning Commission. Mr. Preston seconded the motion. Mr. Roland opposed. The motion carried with a 3-1-0 vote.

Project: Enclave at Ellis Woods Applicant: Manley Consultants, Inc.  
Mr. Tim and Mrs. Wendy Manley of Manley Consultants, Inc. was present.

Mr. Rinehart moved to grant a waiver from Section 303.3.A(11) of the Subdivision and Land Development Ordinance to allow the sketch plan to exclude the diagram format schematic layout. Mrs. Miller seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Rinehart moved to approve Resolution No. 2006-11 as amended granting sketch plan approval for the Enclave at Ellis Woods. Mrs. Miller seconded the motion. The motion carried with a 4-0-0 vote. Amendment being to delete the Preliminary/Final Plan Content waivers listed in Exhibit 'C'.

Project: Creekview Applicant: Heritage Building Group  
Mr. Roland moved to approve Escrow Release No. 8 for Creekview for the amount of \$46,205.08. Mr. Rinehart seconded the motion. The motion carried unanimously with a 4-0-0 vote.

Mr. Roland moved to authorize the Township Engineer to perform an inspection for Escrow Release No. 9 for Creekview. Mr. Rinehart seconded the motion. The motion carried with a 4-0-0 vote.

Project: Coventry Glen Applicant: Heritage Building Group  
Mr. Rinehart moved to authorize the Township Engineer to perform an inspection for Escrow Release No. 11 for Coventry Glen. Mrs. Miller seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Walter Woessner noted concerns of the driveways in the Coventry Glen development not being constructed to plan. It appears the driveways do not have the appropriate spacing between drives. The Board of Supervisors agreed to perform a site visit and provide the Township Engineer with a recommendation.

Project: Heather Glen Applicant: Heritage Building Group  
Mr. Rinehart moved to authorize the Township Engineer to perform an inspection for Escrow Release No. 7 for Heather Glen. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

Project: Parkerford Church of the Brethren    Applicant: Parkerford Church of the Brethren  
Mr. Rinehart moved to approve Escrow Release No. 1 for Parkerford Church of the Brethren for the amount of \$89,196.42. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

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Project: Walley et al Tract
Applicant: Ruggiero Development Group

The applicant for the Walley et al Tract had submitted a letter to the Board of Supervisors regarding allocation of EDU's for the Walley et al Tract development. The Board of Supervisors noted they would not be developing an allocation system for EDU's and EDU allocation will be handled on a first come, first serve basis.

## 90-Day Plan Review Extensions

There was a brief discussion regarding the procedures for 90-day plan review extensions. It was suggested that if three extensions have been granted and no activity occurs on a plan then the plan should be brought before the Board of Supervisors for action. The Township Solicitor recommended criteria to be set for dealing with plan denials and actions by the Board on plan reviews.

The Township Manager recommended that final plan approval resolutions do not contain any conditions. The Board of Supervisors agreed with this procedural change.

The Township Engineer asked the Board of Supervisors about the appearance of street signs at the Orchard Ridge development and the Board of Supervisors recommended the street signs include the house number parameters.

## 5. OTHER BUSINESS

## 6. DISCUSSION ITEMS

## Police Ride-Along Policy

There was a brief discussion regarding the police ride-along policy. The Township insurance carrier deemed police ride-along's to be a liability to the township. Police ride-along's will no longer take place due to such liability.

## 7. ADDITIONAL ITEMS BROUGHT TO THE BOARD

The Township Manager noted the Challenge Grant for the Maack Property. The Board suggested the monies be received in a lump sum.

Mr. Preston noted the Road Turnback Annual Maintenance Payment will be \$13,675.00 and the Liquid Fuels Tax Fund allocation will be 129,306.55.

Mr. Preston noted that Ms. Jerry Cook of 35 Mark Drive complained of 4-wheelers and Mr. Preston noted the police department would be addressing the issue.

**8. ADJOURNMENT**

Mr. Rinehart moved to adjourn the monthly meeting at 9:10 p.m. Mrs. Miller seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Rosemarie C. Miller  
Township Secretary